

PLANNING GRANT APPLICATION FORM

Applicant (Agency & address - including zip) <div style="display: flex; justify-content: space-between;"> <div style="width: 30%;"> COUNTY OF YUBA 915 8th Street Suite 123 Marysville, CA 95901 </div> <div style="width: 30%; text-align: center;"> Check One City <input type="checkbox"/> County <input checked="" type="checkbox"/> X MPO <input type="checkbox"/> COG <input type="checkbox"/> RPTA <input type="checkbox"/> JPA <input type="checkbox"/> Joint Proposal <input type="checkbox"/> </div> </div>		Proposed Date of Completion: June 2012 (18 months) Grant Amount Requested: \$378,000 If Joint Proposal, list participating entities/contact person
Lead Applicant's Name: County of Yuba		
Title of Proposal Unified Development Code and Climate Action Plan		
Applicant's Representative Authorized in Resolution	Person with Day to Day Responsibility for Plan	
Name: Wendy Hartman	(if different from Authorized Representative)	
Title: Planning Director	Name:	
Phone: 530-749-5470	Title:	
Email: whartman@co.yuba.ca.us	Phone:	
	Email:	
<i>Check all of the following that are incorporated or applicable to the proposal:</i>		
Focus Area	Program Objectives	
<input checked="" type="checkbox"/> Focus Area #1: EDC 20% setaside: Local Sustainable Planning	<input checked="" type="checkbox"/> Improve air & water quality	
<input type="checkbox"/> Focus Area #2	<input checked="" type="checkbox"/> Promote public health	
<input type="checkbox"/> Focus Area #3	<input checked="" type="checkbox"/> Promote equity	
Eligibility Requirements (mandatory)	<input checked="" type="checkbox"/> Increase affordable housing	
<input checked="" type="checkbox"/> Consistent with State Planning Priorities	<input checked="" type="checkbox"/> Increase infill and compact development	
<input checked="" type="checkbox"/> Reduces GHG emissions on a permanent basis	<input checked="" type="checkbox"/> Revitalize urban and community centers	
<input checked="" type="checkbox"/> Collaboration requirement	<input checked="" type="checkbox"/> Protect natural resources and agricultural lands	
Priority Considerations	<input checked="" type="checkbox"/> Reduce automobile usage and fuel consumption	
<input checked="" type="checkbox"/> Demonstrates collaboration & community involvement	<input checked="" type="checkbox"/> Improve infrastructure systems	
<input checked="" type="checkbox"/> Addresses climate change impacts	<input checked="" type="checkbox"/> Promote water conservation	
<input checked="" type="checkbox"/> Serves as best practices	<input checked="" type="checkbox"/> Promote energy efficiency and conservation	
<input checked="" type="checkbox"/> Leverages additional resources	<input checked="" type="checkbox"/> Strengthen the economy	
<input checked="" type="checkbox"/> Serves an economically disadvantaged community		
<input checked="" type="checkbox"/> Serves a severely disadvantaged community		
I certify that the information contained in this plan application, including required attachments, is complete and accurate		
Signature: <u>Wendy W. Hartman</u> Date: <u>August 30, 2010</u> Print Name and Title: <u>Wendy W. Hartman, Planning Director</u>		

PROPOSAL SUMMARY STATEMENT

Yuba County is a rural, rapidly urbanizing county in the northern Sacramento Area Council of Governments (SACOG) region. Its population will double between by 2035, from about 73,000 to over 148,000, compared to 3.2 million regionally (<http://www.dof.ca.gov/research/demographic/reports/projections/p-3/>).¹ The County's development has been low density, auto oriented, and has not promoted sustainable growth.

The County is updating its General Plan to encourage greater economic, environmental, and social sustainability. The general plan will foster managed growth and development with a Valley Growth Boundary to preserve agricultural and other natural resource lands, revitalize existing communities with more growth and investment in those communities, support incremental expansion for more efficient infrastructure use, protect public health and foster healthy communities, coordinate regional growth with the county's cities and special districts, preserve rural lifestyles in the foothills and mountain areas through compact multi-use rural service centers, accommodate a broader cost range of mix of housing for all population segments, and foster greater local employment growth to achieve a better local balance between housing and jobs.

To implement the 2030 General Plan, the County must update its development codes and prepare a climate action plan (CAP) with greenhouse gas (GHG) reduction measures. A unified development code (UDC) with design guidance and environmental performance standards will address these shortcomings. A climate action plan is needed to set a GHG reduction goal and provide feasible measures to reach that target and contribute to regional GHG reduction required by the State for the SACOG region under SB 375. These documents should proceed concurrently to achieve meaningful GHG reduction. Illustrated design/development guidance in the UDC will link land use, site/building design, and circulation to contribute to GHG targets in the proposed CAP related to land use and transportation.

The UDC will combine the County's current zoning, subdivision, erosion control, grading/drainage, environment compliance, improvement, and related codes and standards into a single cohesive uniform document. The contents of these codes will be restructured to reflect guidance provided in the 2030 General Plan and to illustrate through design guidelines preferred approaches to development and open space conservation. The code will focus on design approaches that provide incentives for high-quality development, reflect market conditions, make Yuba County economically competitive, and meet a wide variety of housing, employment, service, and civic needs.

The CAP will quantify the current sources of Yuba County's GHG emissions, taking into account the specific features of the County (urbanized versus rural areas, agricultural and forested areas, Valley lands versus foothills/mountainous areas, etc.) that contribute to and affect that inventory. Relevant and feasible strategies and measures will be developed to reflect this diversity of urban, rural, and environmental conditions in the County. Both documents will be prepared through a highly publicized process that engages all segments of the community—residents, farmers, business owners, public agencies, and economically disadvantaged residents.

Through this proposal and community engagement process, the County will realize a vision expressed in the 2030 General Plan with increased multi-modal transportation choices, lower auto dependence, better air and water quality, new communities supporting healthier lifestyles, reinvestment in existing communities, affordable housing for all socio-economic segments, more local jobs with shorter commute times, greater access to local services, less exposure to flood and wildfire risks, protection of important natural resource and agricultural lands, and greater access to recreation and other open spaces. The UDC and CAP will directly contribute to the state's goals expressed in AB 32 and SB 375, meet the growth principles set forth in the SACOG Blueprint, and contribute to regional GHG reduction targets and a sustainable community strategy.

¹ Countywide population and six-county total population, including Tahoe Basin.

PROPOSAL DESCRIPTION

STEP 1: THRESHOLD REQUIREMENTS

1. Describe how the Proposal is consistent with the State's Planning Priorities, Section 65041.1 of the Government Code.

The foundation of the proposed 2030 General Plan is to guide future urban development within a reasonable footprint (Valley Growth Boundary) around the County's major transportation corridors, emphasize rural growth around existing and future rural centers, and preserve farmland and natural resource lands while meeting future growth needs. (Please see www.yubavision2030.org/2030_YCGeneralPlan_2.aspx and Attachment H, Valley Growth Boundary – page 65.)

The creation of a Unified Development Code (UDC) concurrently with the preparation of a Climate Action Plan (CAP) is essential to implementation of this General Plan strategy. The UDC and CAP documents will help ensure that the County can guide more future development and investment into existing communities, thereby incentivizing infill development and re-use of under-used lands. These documents will also contain measures and design guidance to assist the development community in creating more compact development with new neighborhoods built around mixed-use centers. This strategy will preserve and enhance agricultural, natural resource, recreational, and other open space lands. Such a development pattern will also foster more efficient use of infrastructure, water, and energy, thereby reducing overall development costs and costs to businesses and residents.

Without these tools, the County would be much less effective in achieving the objectives of the 2030 General Plan. For example, the current Zoning Ordinance was adopted 55 years ago and last updated comprehensively in 1983. The code is based primarily on a low-density auto-oriented development pattern. The volume of code amendments has led to an outdated zoning code that is awkward and difficult to use and does not provide the tools necessary for sustainable communities. Other development related ordinances are similarly outdated. Without a CAP, the County would find it difficult to implement a comprehensive GHG reduction strategy that links land use, circulation, and water/energy resource consumption.

2. Describe how the Proposal will reduce, on as permanent a basis that is feasible, greenhouse gas emissions consistent with:

a. California's Global Warming Solutions Act of 2006.

Reduce Greenhouse Gas Emissions from business as usual through 2020 and beyond. The 2030 General Plan calls for a combination of land use, transportation, and design approaches to significantly reduce vehicular miles traveled (VMT), the largest component of GHG in the County; improve air quality; reduce energy and water consumption; and reduce wastewater and solid waste. The UDC and CAP will be two of the most important implementing tools to ensure these General Plan goals can be achieved through growth strategies that are not "business as usual." The UDC and CAP, implemented concurrently, are anticipated to significantly reduce GHG.

The UDC will establish clear, responsible development regulations with appropriate design criteria that will provide opportunities for innovative approaches to development while supporting economically viable and sustainable community development. The UDC will apply to specific plan and other development projects approved after the 2030 General Plan is adopted. Two such specific plan projects are in the planning stage. To ensure that an area of emphasis for the UDC includes land use, site planning, and design strategies that result in developments with significant lower carbon footprints, the Code will include:

- Development guidance that, while reflecting market trends, includes best practices for high quality, environmentally sustainable neighborhoods laid out with a much greater degree of connectivity, mixed-

use centers, employment placed closer to housing, and other specific planning and site design approaches to shorten the number of vehicle trips, encourage alternative forms of travel, and ensure that a greater mix of housing unit types and affordability are located in neighborhood and community centers closer to services and jobs;

- Land use- and form-based code guidance that is appropriate for both rural and urban areas to ensure that the built environment integrates with surrounding natural environments and working landscapes (such as agriculture);
- A greater balance between development in new growth areas and investment in existing communities to provide adequate land to grow while limiting the total development footprint and directing more growth to existing communities and minimizing ongoing costs to taxpayers; and
- Illustrated design and development guidance with suggested prototypes to supplement written regulations, making the UDC easy to understand by the public and administer by staff, and ensure the code's effectiveness in achieving its objectives and successful implementation.

The CAP will dovetail with the UDC approach by containing measures that reinforce the link between land use, circulation, and project design and, by its nature, conserves energy and water and incentivizes reinvestment in existing buildings and communities to make these more energy and water efficient. In addition to the customary emissions sectors (transportation, energy, water, wastewater, and solid waste), the CAP will include a robust analysis of the agriculture and forestry sectors and the differences in emissions profiles among urban and rural parts of the county.

Indicators to reduce GHG. The proposed 2030 General Plan commits the County to the preparation of a Greenhouse Gas Reduction Plan (equivalent to a Climate Action Plan) with a countywide emissions reduction target consistent with AB 32.² The County recognizes that GHG reductions may be different for new development than the countywide target, and that targets for urbanized areas may be different than rural areas of the county. The County's overall objective is to plan for new growth in a way that is as GHG-efficient as would be needed statewide to achieve AB 32 mandates. To achieve the climate change and GHG reduction goals of the 2030 General Plan, the County has developed outcomes, outputs, and performance indicators by which it will measure the success of the UDC and CAP.

PROGRAM OBJECTIVE/INDICATORS	DESIRED OUTCOME
<u>Improve Air and Water Quality</u> <ul style="list-style-type: none"> • GHG emissions (2020, 2030, 2050) • Criteria air pollutants 	Decrease (↓) per CAP, consistent w/regional SACOG target ↓ to meet state/federal attainment status
<u>Promote Public Health</u> <ul style="list-style-type: none"> • Proportion of walking/biking trips • Access to healthy foods • Access to parks/recreation • Pedestrian/bicycle safety 	Increase (↑) relative to vehicle trips ↑ in accessible neighborhood grocers/farmers markets ↑ in accessible neighborhood parks/recreation facilities ↓ in pedestrian/bicycle accidents with vehicles
<u>Promote Equity</u> <ul style="list-style-type: none"> • Access to jobs paying sustainable wages • Access to neighborhood amenities 	↑ jobs with shorter commute times (<30 minutes) ↓ gap between new and existing EDC neighborhoods

²Action HSF-1, Public Health and Safety Element, beginning on page 34. See www.yubavision2030.org/GPU%20-%20DOCUMENTS/Draft%202030%20General%20Plan/9_PUBLIC_HEALTH_AND_SAFETY_ELEMENT.pdf

PROGRAM OBJECTIVE/INDICATORS	DESIRED OUTCOME
<ul style="list-style-type: none"> Household transportation costs Disadvantaged Community engagement in planning process 	<ul style="list-style-type: none"> ↓ transportation costs for DC residents ↑ Participation (direct & through stakeholder groups)
<u>Increase Housing Affordability</u> <ul style="list-style-type: none"> Availability of affordable housing Availability of housing for special needs Percent of income devoted to housing 	<ul style="list-style-type: none"> ↑ land to accommodate affordable housing ↑ design options for affordability and availability ↓ percent of income spent on housing
<u>Promote Infill and Compact Development</u> <ul style="list-style-type: none"> Development in existing communities Development in and around service centers Average density of new development 	<ul style="list-style-type: none"> ↑ in proportion of development occurring as infill ↑ in development and density around mixed-use centers ↑ in density of new development
<u>Revitalize Urban and Community Centers</u> <ul style="list-style-type: none"> Greater investment in urban/community centers 	<ul style="list-style-type: none"> ↑ investment in planning and infrastructure in older urban and community centers
<u>Protect Natural Resources & Ag. Lands</u> <ul style="list-style-type: none"> Acreage of natural resource and agricultural lands converted for development 	<ul style="list-style-type: none"> ↓ # of acres converted to development outside Valley Growth Boundary
<u>Reduce Auto Use & Fuel Consumption</u> <ul style="list-style-type: none"> Vehicle miles traveled (VMT) Change in travel mode split Connectivity of new development <i>(See also Promote Public Health)</i>	<ul style="list-style-type: none"> ↓ in VMT ↓ in vehicle vs. ped./bike/transit ↑ number of mixed-use centers and connectivity ↓ reduce average block sizes in new neighborhoods <i>(See also Promote Public Health)</i>
<u>Improve Infrastructure Systems</u> <ul style="list-style-type: none"> Water quality Average wastewater discharge per equivalent dwelling unit (EDU) Stormwater discharge/management Solid Waste 	<ul style="list-style-type: none"> ↑ water quality ↓ average wastewater discharge per EDU ↓ Incidence of flooding ↑ acreage of natural stormwater management systems ↓ percentage of solid waste to landfills
<u>Promote Water Conservation</u> <ul style="list-style-type: none"> Per capita or per/HH water use Climate appropriate landscaping 	<ul style="list-style-type: none"> ↓ in water use ↑ in climate appropriate, water conserving landscaping
<u>Promote Energy Efficiency & Conservation</u> <ul style="list-style-type: none"> Building energy consumption Green building standards, LEED or equivalent Renewable energy production 	<ul style="list-style-type: none"> ↓ building energy consumption ↑ number of buildings meeting California standards ↑ number of buildings designed for sustainability per UDC ↑ in building energy use from renewable sources
<u>Strengthen the Economy</u> <ul style="list-style-type: none"> Jobs-housing balance Basic industries Agricultural economy 	<ul style="list-style-type: none"> ↑ ratio of jobs to housing units ↑ number of jobs in regional/national/int'l. industries ↑ economic activity in agricultural industries, agro-tourism

b. Any applicable regional plan.

SACOG has adopted four primary regional plans/programs: 1) The Blueprint, 2) Metropolitan Transportation Plan (MTP) 2035, 3) Rural-Urban Connection Strategy, and 4) Regional Housing Allocation Plan. SACOG is also preparing a Sustainable Communities Strategy (SCS) to implement its regional GHG reduction target once this target is finalized by the Regional Targets Advisory Committee. The proposed UDC and CAP are precisely the types of implementation planning and regulatory documents that will further SACOG regional goals and proposed GHG reduction strategies.

SACOG Blueprint. The proposal will further SACOG's preferred growth scenario for Yuba County with development focused along major transportation corridors in the Valley and existing communities (See www.sacregionblueprint.org/adopted and www.sacregionblueprint.org/sacregionblueprint/the_project/principles.pdf). The proposal will also meet SACOG's growth principles of:

- *Transportation Choices*—development patterns that encourage people to use alternative means of travel through land use patterns linked to transportation.
- *Mixed-Use Developments*— the location of homes, shops, entertainment, and employment near each other to create vital neighborhoods (through the mixed-use centers concept embodied in the 2030 General Plan and implemented through this proposal).
- *Compact Development*—more compact and efficient communities that are also aesthetically pleasing and encourage walking, biking, and public transit use. The UDC's design and site planning guidance combined with the CAP's emphasis on land use and circulation strategies to reduce VMT will foster such development.
- *Housing Choice and Diversity*—a variety of housing types and supportive services to meet the needs of all economic and special needs segments of the community. This UDC will provide design guidance and housing prototypes to assist the development community in addressing the principle.
- *Use of Existing Assets*— infill development on vacant and under-used lands. The UDC will direct more development and investment into existing communities through its design guidance for mixed-use corridors and centers. The CAP will guide investment into existing communities with building retrofit strategies.
- *Quality Design*—focuses on development design details to achieve both aesthetic and functional objectives. Design quality and the improving the relationship of buildings to public streets and spaces will be two of the fundamental purposed of UDC, which will improve walkability of new and existing communities.
- *Natural Resources Conservation*— incorporate into developments public open spaces (parks, town squares, trails, greenbelts), natural habitat preservation, agricultural preservation, and energy efficient design, water conservation, and stormwater management. The UDC and CAP will implement the 2030 General Plan Valley Growth Boundary, reducing the footprint of future development and reducing the conversion of open space lands. These documents will also offer detailed design guidance and measures for energy and water conservation, water re-use, and natural stormwater capture and treatment.

MTP 2035. SACOG's regional transportation plan assumes growth based on the Blueprint preferred scenario and principles, with the goals of reducing travel by single-occupancy vehicles and associated GHG emissions. In 2012, the MTP strategy will directly tie into the Blueprint through a Sustainable Communities Strategy (SCS). (See www.sacog.org/mtp/2035/final-mtp.) As discussed elsewhere in this grant application, the UDC and CAP will implement the 2030 General Plan Valley Growth Boundary strategy, leading to land use and circulation patterns that reflect the principles of the Blueprint and anticipated SCS.

Rural-Urban Connection Strategy RUCS. RUCS is an economic and environmental sustainability strategy for rural areas in the SACOG region focused on five principles: 1) land use and conservation, 2) the infrastructure of agriculture, 3) economic opportunities, 4) forest management, and 5) regulations affecting rural areas. (See www.sacog.org/about/advocacy/pdf/fact-sheets/FactSheet_RUCS.pdf.) The UDC will work with the 2030 General Plan to support the County's agricultural and resource-based economic sectors.

Regional Housing Allocation Plan. Yuba County's share of regional housing needs through mid-2013 is over 6,660 units, of which about 2,230 units should be affordable to very-low and low-income households. The UDC will implement the 2030 General Plan strategy of higher density housing within and near existing/new mixed-use rural, neighborhood, and community centers to increase access to jobs, transit shopping, services, parks, and schools for economically disadvantaged households. The UDC will provide site planning and design guidance to improve the quality and compatibility of affordable and higher-density housing and promote healthier and sustainable communities through design, location, and access of such housing. (See www.sacog.org/rhnp/attachments/2008-02-26/Executive%20Summary_All%20Allocations.pdf.)

3. Meet the Collaboration Requirements of the focus area applicable to the Proposal.

Yuba County has consulted with SACOG, which supports this application, and will continue to involve SACOG in the preparation of UDC and CAP through its technical assistance program. SACOG has sponsored research on form-based codes and produced a form-based code implementation handbook that can be a resource for the preparation of the UDC. (See <http://www.sacog.org/projects/form-based-codes.cfm>.)

STEP 2: PROGRAM OBJECTIVES

Air Quality. The CAP will contribute to attainment status for various air pollutants in Yuba County through measures to reduce vehicle miles traveled; provide guidance for agricultural and industrial sectors to reduce costs through energy and water conservation; increased building and other energy efficiency, reducing the demand for energy generated from fossil fuels; greater local use of renewable and "off the grid" energy sources, contributing to lower fossil fuel-generated energy; water conservation strategies, reducing energy used in treating and distributing water; and reduced solid and liquid waste generation, thereby lowering the amount of energy and fossil fuels required to collect and process such waste. The UDC will also contribute to improving air quality through more compact urban development in the Valley Growth Boundary along transportation corridors, mixed-use centers with greater connectivity, and other strategies that will reduce VMT. Indicators will include GHG reduction per the target set in the CAP (which, in turn, will reflect the regional GHG target set by the RTAC), and attainment of state and federal criteria air pollutant thresholds.

Water Quality. The Yuba County Water Agency has adopted an Interregional Water Management Plan (IRWMP) (www.ycwa.com/documents/22). The regional CAP will support implementation of both the SWP and IRWMP through measures that reduce water use and increase water conservation, encourage natural stormwater management, and encourage water recycling (thereby reducing wastewater generation). These strategies will reduce energy associated with water and wastewater collection, transport, distribution, storage, and treatment, with the co-benefit of reducing GHG emissions from water use. The UDC will include design guidance and development standards that encourage compact development patterns, site design, and building design that reduce water use and wastewater generation. Indicators will include per capita/household water use and use of climate appropriate, water conserving landscaping.

Promote Water Conservation. As noted above in Water Quality, the proposal will promote water conservation through site and building design principles and landscaping guidance for water-efficient compact development patterns and climate appropriate landscaping. The UDC will include standards for incorporating water efficiency into new buildings. The CAP will promote water efficiency measures for both new

development and retrofitting of existing buildings to improve water efficiency. Indicators will include per capita/household water use and use of climate appropriate landscaping. Therefore, both the UDC and CAP will be consistent with the objectives of the IRWMP.

Promote Public Health. The UDC and CAP will contribute directly to healthy community principles of meeting the basic needs of all residents, ensuring quality and sustainability of the environment, adequate levels of economic and social development, and supportive social relationships through all stages of life. Staff at the Yuba County Health Department will participate in the preparation of the CAP and consulted on site planning and design approaches to be included in the UDC to promote healthier communities. Among the features of these two documents that will promote healthier communities are: 1) a focus on mixed-use centers that place housing in closer proximity to essential services; 2) site planning and design principles for a wider variety of housing and for all socio-economic groups and stages of life; 3) opportunities to connect farmers with urban residents to increase access to healthy, locally grown foods; 4) increased investment in existing communities to improve neighborhood amenities, particularly in lower-income neighborhoods; 5) development patterns that help residents live healthier lifestyles with opportunities to walk and bike; 6) energy and water conservation strategies and building retrofit measures that reduce lifecycle living costs; and 7) land use and design guidance for civic and quasi-public spaces to encourage social interaction. These outcomes will reduce auto dependence and place fewer people in harm's way from natural hazards (such as flooding and wildfire). Indicators will include the proportion of walking/biking trips, access to healthy foods, access to parks/recreation, and pedestrian/bicycle safety.

Promote Equity. The UDC will include design guidance focused on higher quality communities and amenities that would attract more employers and add certainty in the development process. The UDC is the next logical step to follow County's efforts to reinvest in existing communities along North Beale Road, East Linda, and Olivehurst. The UDC will also provide for a variety of housing types, ages, and incomes through design guidance for both infill development and new communities. The UDC and CAP will also contain measures to reduce energy and water costs through development patterns and building design that use less of these resources. As described more fully under Priority Considerations, the County intends to conduct a robust outreach effort within economically disadvantaged communities and engage community organization serving Economically Disadvantaged Community (EDC) residents. Indicators that can measure equity will include access to jobs, access to neighborhood amenities, housing transportation costs, and participation rates by EDC members. The desired outcome is for increased commitment by disadvantaged groups and community organizations representing these groups to help implement the CAP and UDC.

Increase Housing Affordability. The UDC and CAP will increase housing affordability with measures to reduce energy and water related housing costs in both new and existing housing units, design solutions that promote "affordability by design," and land use strategies that encourage more compact and higher density housing in mixed-use centers closer to services and jobs. The County has a state-certified Housing Element, and the UDC will include site planning and design approaches that illustrate how affordable housing projects can be built to meet the County's Regional Housing Needs Assessment allocation. The indicators to assess affordability will include the availability of land to accommodate affordable housing, availability of special needs housing, and percent of income devoted to housing costs.

Promote Infill, Compact Development, Revitalization of Urban and Community Centers. The 2030 General Plan Community Development Element (Land Use) includes a Valley Neighborhood and Commercial Mixed Use designation that allow a variety of residential and commercial uses within existing developed areas and new growth areas. In addition, the General Plan defines several place types (centers)—neighborhood, mixed-use corridors, commercial, employment, and rural—as the focus of the greatest mix and intensity of land uses. These centers will support multi-modal travel, including public transit, and greater access to services and jobs by economically disadvantaged residents of existing communities (www.yubavision2030.org/GPU%20-%20DOCUMENTS/Draft%202030%20General%20Plan/8_COMMUNITY_DEVELOPMENT_ELEMENT.pdf).

The UDC will provide guidance and incentives for compact development and infill and revitalization of existing communities. In addition, neighborhood, mixed-use corridor, and commercial centers are planned for existing communities to further incentivize reinvestment. Yuba County has already started this process through specific planning for existing Valley communities and the Olivehurst Sustainable Community and Economic Revitalization Plan, East Linda Reinvestment Plan, and the adopted North Beale Corridor Complete Streets and Revitalization Plan funded by the California Department of Transportation. This approach in the general plan will be further defined in the UDC with design guidance and illustrated examples of such mixed-use neighborhoods and activity centers. The UDC is also anticipated to include a mixed-use designation for transportation and commercial corridors that will provide guidance for the revitalization of these corridors. A corridor designation will build upon the planning and transportation efforts along North Beale Road, in East Linda, and in Olivehurst.

By providing positive design guidance for infill development and re-use, the UDC will ensure the compatibility and acceptability of such development within existing communities and result in new communities that better serve the needs of residents. When combined with the County's corridor and reinvestment strategies (North Beale, East Linda, and Olivehurst), the UDC can serve as another tool to incentivize infill and compact development.

The CAP will also include measures to encourage more infill and compact development. Indicators will include development in existing communities, development around service centers, and average density of new development, and the amount of investment of development in existing urban centers and corridors.

Protect Natural Resources and Agricultural Land. The UDC and CAP will implement the growth and reinvestment strategies included in the 2030 General Plan. Implementation will reduce the urban development footprint in the Valley and promote more compact rural communities in the foothills and mountain regions of the County. In addition, the UDC will contain design guidance to better accommodate development compatible with natural and working (agricultural) landscapes, focusing on the conservation design principles that work with nature. These principles will be illustrated to show how natural buffers, stormwater management, habitat areas, agricultural lands, and other open spaces can be protected while meeting the County's economic and growth needs. The CAP will support implementation of the Valley Growth Boundary and rural community center concepts in the General Plan. The CAP will also implement county general plan strategies that seek greater economic incentives for farmers who follow agricultural practices that support natural habitat conservation and connect urban residents to locally grown produce, further supporting the local agricultural economy and healthy communities. The primary indicator will be acreage of natural resource and agricultural land converted for development.

Reduce Automobile Use and Fuel Consumption. The countywide CAP will support the California Transportation Plan 2035 and 2040 by including measures for multi-modal transportation, higher densities and mixed uses around transit stations and along major transportation corridors, city-centered growth with more compact development and less pressure to convert natural resource lands and farmlands, greater emphasis on retrofitting older buildings and revitalizing older neighborhoods, improving energy and water efficiency, increasing mobility choices, connecting rural farmlands to urban households and businesses to increase the availability locally grown and healthy foods, and make other improvements that promote community health. As described previously, the UDC will provide specific land use and design guidance for implement the County's growth strategy for reducing the footprint of new development and reducing vehicle miles traveled. The UDC will promote smaller block sizes and higher connectivity ratios along with design guidance for mixed-use centers. The County's growth strategy will lead to development patterns that support enhanced transit service. Indicators include vehicle miles traveled, change in travel mode split, and connectivity of new development.

Improve Infrastructure Systems. The UDC and CAP will implement General Plan policies that seek to ensure efficient provision of infrastructure by focusing development along major transportation corridors, gathering density into mixed-use activity and employment centers to take further advantage of infrastructure efficiencies, and improving infrastructure in existing communities to promote infill development. Indicators include connections to existing infrastructure, water quality, average wastewater discharge per EDU, and stormwater discharge/management.

Promote Energy Efficiency and Conservation. The CAP will contain measures promoting building energy efficiency in new development and retrofitting of existing buildings. Both the CAP and UDC will encourage development and building construction that meets LEED or equivalent standards for energy efficiency. The UDC will include illustrated building design and site planning guidance for natural space conditioning with passive solar, wind, vegetative shading, and other techniques; active solar and wind power generation; and building orientation in relation to natural terrain. Indicators include building energy consumption, green building standards (LEED or equivalent), renewable energy production, and new residential units with solar orientation.

Strengthen the Economy. Consistent with General Plan Economic Development Goal CD10 (Community Development Element), the UDC will provide flexible development standards and streamlined entitlement review. Flexible development standards envisioned in the UDC and streamlined entitlement review will provide cost savings for development projects and encourage investment and job creation in targeted areas. The UDC and CAP will provide the tools needed to ensure that job growth will focus in the Yuba/Sutter Enterprise Zone and along the County's transportation corridors where rail, roadways, and other infrastructure exists, can be improved, or can be provided in an efficient manner to support business development. By doing so, County's proposal will improve economic competitiveness, access to employment centers and other services needed by local workers, expand business access to regional, national, and international markets, and improve the jobs-housing balance.

The UDC will increase economic competitiveness by providing design guidance for the development of employment centers adjacent to major transportation corridors and other infrastructure and how these centers can take maximum advantage of locating along these corridors. In addition, the UDC will encourage sustainable growth, enhance development and redevelopment opportunities, provide for commercial and residential development in mixed growth scenarios, and encourage investment in infill areas and existing communities.

The CAP will contribute to economic competitiveness by providing incentives and practical measures to reduce residential and business costs through energy and water savings and cost effective "green" building and site design approaches. CAP measures may include retro-fitting of government and commercial buildings, implementation of a home energy retro-fit program, and replacement of fleet vehicles. These strategies will assist business development in Yuba County. The CAP will also result in significant direct economic benefits to Yuba County such as long-term energy savings, efficient use of infrastructure, reduced traffic, cap and trade opportunities, and health benefits.

Indicators will include jobs-housing balance, number of basic industries, and the level of economic activity in the agricultural sector, including agro-tourism.

STEP 3: PRIORITY CONSIDERATIONS

1. Proposal ensures ongoing collaboration with multiple public and private sectors and stakeholders and interest, and involves the community in the planning process

Development of the Unified Development Code (UDC) and Climate Action Plan (CAP) requires significant collaboration and involvement of the community including residents, business and property owners. Yuba County, through the 2030 General Plan update process, the adopted North Beale Corridor Complete Streets and Revitalization Plan, and the East Linda Reinvestment Plan (both California Department of Transportation Environmental Justice Grants), has established strong ties and working relationships with a wide range of stakeholders in the County. In addition, the County has been awarded another Environmental Justice grant for the preparation of the Olivehurst Sustainable Community and Economic Revitalization Plan.

Stakeholders include the Hmong and Spanish communities who have committed to participating with development of the UDC and CAP. Other participating stakeholder groups include the Hispanic Chamber of Commerce, Yuba-Sutter Development Corporation, and high school civic students. Support and participation will also come from several Yuba County standing committees including the Health Committee, Trails Committee, Affordable Housing Task Force, and Economic Development Advisory Committee.

The County will also work collaboratively with local agencies including Yuba/Sutter Transit Authority, Feather River Air Quality Management District, cities of Marysville and Wheatland, SACOG, and State of California Caltrans.

- The UDC and CAP will directly impact the various County stakeholders. Successful implementation of both programs requires participation and “buy-in” from the community.
- Townhall meetings will be scheduled in the various rural communities located in the foothills as well as urbanized areas. Meetings will be staffed by the County with interpretive services provided as needed. The County will work directly with the various stakeholder groups to ensure that their constituencies are active in the development of the UDC and CAP.
- Using available Yuba County staff, townhall meetings will be noticed in several languages to include Hmong, Spanish, and English.
- Local media including newspaper, radio, and television will be incorporated into the stakeholder outreach (including Spanish and Hmong media outlets).
- Outreach will also include maintaining a website with access to pertinent information such as meeting s, reports, and related documents and products. In addition, an e-mail address list will be established for the UDC and CAP to keep interested public members informed of the planning process

2. Proposal demonstrates strategies or outcomes that can serve as best practices (BPS) for communities across the state.

Data to be collected for the UDC and CAP will include baseline GHG emissions by sector to allow projections for “business as usual” versus implementation of CAP measures. During the planning process, the County will also collect examples of best practices on GHG reduction measures and development code approaches from other urbanizing rural counties. After adoption of the UDC and CAP, the County will track changes in land use development patterns (location of new growth, land use mix, block sizes/patterns, street connectivity, use “green” infrastructure, miles of complete streets, changes in density and intensity of development, commute patterns, ratio of jobs to housing, acres of open space lands converted, etc.) to measure how well the UDC and CAP have functioned in achieving the goals and policy intent of the 2030 General Plan.

Work products are described in the Work Plan section below and the anticipated outputs are described above in this section. County staff will report to the Planning Commission and Board of Supervisors on a regular basis on the status of the UDC and CAP and any relevant issues and findings during the process. The County expects to share the public review draft UDC and CAP with the cities of Marysville and Wheatland. As a member of the Sacramento Area Council of Governments, Yuba County will also share any relevant findings on the approaches and strategies contained in these two documents with other SACOG members. This can be done at regular committee meetings, through SACOG's monthly newsletters, and other means. The County will also consider sharing its experience in preparing and implementing these documents with fellow planners at conferences such as the American Planning Association annual conference and through the monthly Cal Planner magazine and monthly Local Government Commission Report.

3. Proposal is leveraged with additional resources, in-kind or funds.

In addition to the direct leverage the County has committed to the SCG grant proposal, it has invested significant funds for the preparation of the 2030 General Plan and General Plan Environmental Impact Report (EIR). The County has also completed one corridor study area: North Beale Road Corridor Complete Streets & Revitalization Plan, adopted December 2009. Since the adoption of the Plan the County has obtained \$2.1 million in grants and matching funds for the preparation of engineering and design plans for the entire corridor and construction of some of the first phase improvements. The County is currently working on a revitalization plan for the community of East Linda. This project is being prepared by County staff in conjunction with AECOM. In addition, the County will soon begin the Olivehurst Sustainable Community and Economic Revitalization Plan, for this economically disadvantaged community with infill development opportunity. The sources for North Beale, East Linda, and Olivehurst have been Caltrans Environmental Justice community planning grants. The table below summarizes the County's leverage.

Leverage Summary

Project	Total Cost	Secured Funding	Project Status
2030 General Plan	~\$1.2 million	\$1.2 million	90% complete: anticipated adoption date December 2010
N. Beale Corridor Visioning Plan	\$102,970	\$102,970	Adopted December 2009
Engineering Plans	\$1.2 million	\$1 million	Awarded not yet started
Phase 1 improvements	\$1 million	\$900,000	Awarded not yet started
East Linda Revitalization Plan	\$115,314	103,782	~ 25% complete
Olivehurst (OSCER) Plan	~\$217,000	\$217,000	Awarded not yet started
UDC & CAP	\$445,000	\$35,000	0% complete
Mitigated Neg. Declaration for UDC/CAP	\$5,000	\$5,000	Will begin once General Plan EIR is certified
TOTAL	\$44.2 million +	\$3.55 million+	

4. Proposal Addresses Climate Change Impacts.

According to the 2030 General Plan Health and Safety Element, significant impacts of climate change on vulnerable populations in Yuba County include flooding, wildfire, increased vector-related diseases, water supply and safety, and economic dislocation due to potential effects on climate change on agriculture. The proposed UDC and CAP will address many of these impacts and assist in the County's long-term adaptation strategies. The CAP, by its nature, will focus on GHG reduction as Yuba County's seeks to do its fair share to reduce GHG to address global climate change. The UDC will help implement 2030 General Plan strategies to reduce the exposure of people and property to flooding and wildfire by focusing development in urbanized areas and along transportation corridors where these impacts can be minimized. The County's growth

strategy will also reduce the conversion of agricultural and natural habitat lands, providing greater flexibility to address the potential impacts of climate change on these sensitive lands. Finally, the UDC and CAP will include strategies, design guidance, development standards, and economic incentives to conserve energy and water, thereby increasing community resiliency against climate change impacts.

5. Proposal serves an economically disadvantaged community.

The US Census Bureau 2008 median household income for California was \$61,017. The 2008 median household income for Yuba County was \$46,715 which was 76.5% of the state median. (American FactFinder, http://factfinder.census.gov/servlet/DatasetMainPageServlet?_program=ACS&_submenuid=datasets_2&_lang=en.) In addition, the primary focus area for infill and redevelopment (communities of Olivehurst & Linda and corridor study areas of North Beale, Lindhurst, McGowan, and Olivehurst) have a median income of \$34,900 which is 57% of the state median and therefore qualifies as a severely disadvantaged community (California State Parks Community Factfinder www.mapsportal.org/factfinder). While the UDC and CAP will address the entire unincorporated area of Yuba County, the primary focus for development and the area where the majority of the grant funds will be spent and benefits of the grant realized is within the Valley Growth Boundary (VGB) (communities of Linda Olivehurst and the corridor study areas). *See also the response to question #1 regarding ongoing community engagement, including for EDC residents.*

Step 4: Organizational Capacity

Yuba County, in partnership with consultants, has both the experience and expertise to develop the UDC and CAP. The County has solicited and received Statements of Qualifications (SOQ) to prepare the UDC and has partnered with a firm (AECOM) with extensive experience in preparing climate action plans (has worked on over 20 CAPs). Wendy Hartman, County Planning Director, will be the Program Director with oversight for the grant activities. Ed Palmeri, Assistant Planning Director, will be the Project Manager. Both individuals have participated in the administration of County grant-funded programs described in this proposal.

In addition, the County has successfully completed and closed out a recent Caltrans Environmental Justice Grant. Development of the UDC and CAP are dependent upon award of this grant.

- While the County anticipates utilizing in-house staff to a large degree, we are looking to the private sector in search of the most qualified firms to provide additional professional expertise and services with regards to preparation of the both the UDC and CAP.
- County staff in conjunction with AECOM is in the final stages of a comprehensive update of the Yuba County General Plan. This is the first comprehensive update of all seven mandated elements. The Plan focuses on quality of life, infill development, and sustainability principles.
- County staff have prepared and guided the successful adoption of various sections of the existing zoning ordinance, including a re-write of the sign ordinance. However, the zoning ordinance has not had a comprehensive update since 1983. The County has received SOQ's from firms with the ability to assist the County with preparation of a UDC that will consist of zoning, subdivision, grading/drainage, design guidelines, environmental compliance, improvement, and other land development-related ordinances. It is anticipated that approximately 70% of the work will be completed by County staff. Final selection of a consultant to assist with the UDC will occur within 30 days of grant award notification.
- County staff has experience in administering and keeping grant programs on schedule and within budget. This includes completion of the North Beale Corridor Complete Streets and Revitalization Plan and current administration and management of the East Linda Revitalization Grant, both Caltrans Environmental Justice Grants. In addition, while the North Beale Corridor Complete Streets and Revitalization Plan grant only required a 10% match, the County actually provided an in-kind match of 13% and came in under budget. The County also oversees several projects and programs funded

through Community Development Block Grants, Neighborhood Stabilization Program (NSP - ARRA Funds), and transportation related grants from the Department of Transportation and our local Council of Governments (SACOG).

- Given the level of staff experience in grant management and long range planning projects it is not anticipated that the proposal will go over budget. In the event that the project should go over budget, the County will increase “in-kind” services and infill with general fund monies.

Yuba County Community Development and Services Agency and its Planning Department (including Planning and Housing) have extensive grant administration experience and have successfully administered and completed numerous state and federal grants over the past several years (Caltrans, CDBG, & NSP/ARRA to name a few). Contracts, including the award contract and consultant contracts are thoroughly reviewed by the project administrator, the Agencies finance and administration department, and county counsel.

To maintain schedule and budget, staff meets early with the awarding agency to establish a close liaison and clarify procedures and protocol. Accounting of funds is done monthly or as stipulated by the grant contract. All invoices and charges are reviewed by the project manager and finance staff. Discrepancies or need for clarification of charges are resolved prior to submittal of reimbursement requests. Any requested contract or work program changes or amendments are fully discussed and approved by the funding agency prior to implementing changes. Reporting is done on a timely manner using protocol and formatting established by the funding agency. Staff will meet bi-monthly to discuss project status, identify potential schedule issues, and reach agreement on resolution of those issues to maintain the schedule contained in this grant request.